

# \$249,900 - 421 1506 Tamarack Boulevard, Edmonton

MLS® #E4441244

**\$249,900**

2 Bedroom, 1.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this bright and stylish top-floor 2-bedroom, 1-bathroom condo located in the vibrant community of Tamarack. This well-designed unit offers an efficient open-concept layout, maximizing every square foot for comfortable, modern living. The upgraded kitchen features sleek cabinetry, stainless steel appliances, and a large island—perfect for casual dining or entertaining. The living area offers a vaulted ceiling and flows effortlessly to your private balcony, offering unobstructed views and a quiet place to unwind. The unit includes in-suite laundry and secure underground parking—a huge bonus during Edmonton’s winters. Enjoy the convenience of being minutes from shopping at Tamarack Common, Meadows Rec Centre, major transit routes, and easy access to Whitemud and Anthony Henday. Ideal for first-time buyers, downsizers, or investors. Move-in ready and priced to sell—this one checks all the boxes!

Built in 2019

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4441244  |
| Price    | \$249,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 421 1506 Tamarack Boulevard |
| Area        | Edmonton                    |
| Subdivision | Tamarack                    |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6T 2J5                     |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Storage-Locker Room, Vaulted Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Underground  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Commercial, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 30        |
| Condo Fee      | \$411          |

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Listing information last updated on June 27th, 2025 at 4:47pm MDT